2019 52 Avenue SW

Calgary | Active | MLS® A2332959

$2,985,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**3,633.34 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

EXCEPTIONAL CUSTOM LUXURY IN NORTH GLENMORE PARK. This beautifully designed residence delivers an impressive combination of architectural presence, sophisticated finishes, and outstanding functionality, with 5 BEDROOMS, 4.5 BATHROOMS, two balconies, multiple living spaces, a fully developed lower level, and a rare TRIPLE ATTACHED GARAGE. Warm wood tones, softly veined stone, wide-plank flooring, custom millwork, and statement lighting create a refined yet inviting interior designed for elevated everyday living.

A spacious foyer with custom built-in storage sets the tone, while the front FORMAL DINING ROOM provides an elegant setting for entertaining. Across the hall, a private DEN/HOME OFFICE offers a quiet and beautifully defined workspace.

At the heart of the home, the open-concept kitchen, dining nook, and living room create an exceptional gathering space. The CHEF'S KITCHEN is anchored by an oversized statement island with generous seating, complemented by extensive cabinetry, stone surfaces, and a GAS RANGE. A true WORKING PANTRY elevates both daily function and entertaining with its own sink and prep space while a striking WINE DISPLAY adds a sophisticated focal point.

The adjoining living room centres around a GAS FIREPLACE, framed by expansive windows and oversized patio doors that extend the living space into the SOUTH backyard and onto the concrete patio. A well-appointed mudroom with custom built-ins connects directly to the TRIPLE ATTACHED GARAGE.

Upstairs, FOUR BEDROOMS surround a spacious BONUS/LOFT AREA opening to a front balcony. Two bedrooms share a JACK-AND-JILL BATHROOM, while the third has a private ensuite. The PRIMARY RETREAT features its own balcony and a dramatic TWO-WAY GAS FIREPLACE connecting to the spa-inspired ensuite with a freestanding tub, oversized shower, double vanity, built-in storage, and an exceptionally large WALK-IN CLOSET. A dedicated laundry room with sink completes the level.

The fully developed lower level offers a large RECREATION/GAMES AREA, WET BAR, FIFTH BEDROOM, FULL BATHROOM, HOME GYM, and STEAM SAUNA, creating an ideal destination for entertaining, guests, and wellness.

Set on a quiet street in coveted NORTH GLENMORE PARK, enjoy Glenmore Athletic Park, Glenmore Aquatic Centre, and Stu Peppard Arena at the end of the block, plus quick access to the Glenmore Reservoir pathways, Lakeview Golf Course, Sandy Beach, River Park, Marda Loop, schools, downtown, and everyday amenities. A RARE INNER-CITY HOME OFFERING LUXURY, SPACE, RECREATION, AND A TRIPLE ATTACHED GARAGE.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332959
Bedrooms	5

Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,633.34 sq. ft.
Main Level Finished Area:	1,810.67 sq. ft.
Upper Level Finished Area:	1,822.67 sq. ft.
Below Grade Finished Area:	1,557.5 sq. ft.
Acreage:	No
Lot Area:	5,844 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:5, Half:0)

Num Ensuite Baths:	3
Plan:	3401HR
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Primary Bedroom
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Garage Faces Rear, Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	North Glenmore Park
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'5" × 13'9" ·

Main Floor	Kitchen · 16'8" × 13'10" ·
Main Floor	Pantry · 11'4" × 8'6" ·
Main Floor	Breakfast Nook · 8' × 8' ·
Main Floor	Dining Room · 16'2" × 12'6" ·
Main Floor	Den · 12'6" × 11'6" ·
Main Floor	Mud Room · 13'6" × 6'6" ·
Upper Level	Bedroom - Primary · 15'9" × 13'6" ·
Upper Level	Bedroom · 11'7" × 11'6" ·
Upper Level	Bedroom · 12'6" × 11'3" ·
Upper Level	Bedroom · 12'6" × 11'3" ·
Upper Level	Loft · 11'6" × 10'6" ·
Upper Level	Laundry · 10'2" × 8'6" ·
Basement	Bedroom · 14'9" × 11'10" ·
Basement	Exercise Room · 18'9" × 16' ·
Basement	Game Room · 18'11" × 16' ·
Basement	Game Room · 19'2" × 13'10" ·
Basement	Sauna · 13'8" × 5'2" ·
Basement	Furnace/Utility Room · 9'4" × 7' ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0

Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2019-52-avenue-sw-calgary-a2332959/

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